

**Minutes of Spaldwick Parish Council Planning Meeting held at 8 pm
Thursday 11 February 2016 in the Community Room at Spaldwick Primary School**

Present: Cllrs Fane de Salis (Chairman, presiding), Harriman, Jackson-Rimmer, Johnson Robinson and Wakefield, the Clerk (Mr D Stowell), County Cllr Bywater and 40 members of the public

1. **An apology for absence** was received from Cllr. Smith.
2. **Declarations of Interest** as to personal and prejudicial interest in any agenda item – none.
3. **Chairman's Introduction** – The Chairman referred to the consultations regarding the proposed development of Spaldwick Service Area and explained that parish councillors had carefully read and analysed all the comments received via the Spaldwick website, the District Council website and the village survey, which would be taken into consideration in determining the parish council's response to the proposal.
4. **Public Open Forum** - The Chairman reminded the meeting of the rules governing the forum and invited members of the public to speak briefly in the open forum which on this occasion would be in sections related to each application prior to it being discussed by the Council
5. **Planning application 15/02372/FUL**, Demolition of existing fire damaged sales building and replacement with new larger unit Removal of HGV fuelling facility and refurbishment of site area to provide increased customer parking. Reduction in size of existing forecourt canopy, Spaldwick Service Area.

Several members of the public spoke of their concerns, following which the Council considered the application and **resolved**: to recommend **refusal** for the following reasons: Due to the scale of the proposed development it will create a visually intrusive and .harmful development and by its sheer size will generate significantly more traffic movements than currently exists. The applicant has already confirmed at the village consultation meetings that this last point is expected as it was part of the financial viability study for the proposed development.

It was **also resolved** to recommend that Huntingdonshire District Council should request the applicant to withdraw the current scheme and resubmit a planning application for a lesser scale development comprising retail, coffee and one food offer (not drive thru) and reconsider the need for outside seating and children's play with a view to minimising noise. The application should retain the plan to close access to HGVs and use signage to redirect passing traffic back to the nearby westbound A14 slip road. In addition an up to date Transport Statement reflecting the new proposal should be provided, an impact statement on existing surrounding drainage and ground conditions, an acoustic report to establish potential noise and mitigation measures to reduce impact on near neighbours, and finally an impact report on anticipated environmental pollution (light, odours, food waste, litter) and mitigation measures to reduce impact on near neighbours. Some of the above were promised to be provided in the current application but were not provided.

6. **Planning application 15/02396/FUL**, Proposed development to provide two residential dwellings, Land West Side of Long Lane.

Several members of the public spoke of their concerns, following which the Council considered the application and **resolved** to recommend **refusal** for the following reasons:

1. The proposal including hard surfacing of the lane in accordance with CCC Highways requirements would have an impact on the character of the lane which has for many years been a favourite place to access the further countryside for hikers / dog walkers / joggers / horse riders and off-road bikes. There will be conflict between the above and vehicles using

the lane as ingress and egress to the proposed dwellings along with heavier vehicles such as oil delivery tankers and dustbin lorries which will cause significant damage.

2. The proposed dwellings by reason of their siting, scale and massing would create a visually intrusive and harmful form of development which would erode the character and appearance of the conservation area and fail to conserve the settings of several adjacent Grade II Listed buildings. The proposed works to the lane and its junction with High Street will have a detrimental effect on the conservation area.

It was also **resolved** to comment:

It is disappointing that the developer has precluded the planning process by commencing site clearance and tree removal works which will have a detrimental effect on local wild life which have been observed in the area over the last few years.

7. Planning application 15/02403/LBC, Internal and external alterations, The Limes, 27 High Street..

Council considered this application and **resolved** to recommend **approval** as it is considered that the proposed work will not have any detrimental impact on this Listed building or the surrounding Conservation Area

8. Planning applications 16/00136/HHFUL and 16/00137/LBC, Retrospective applications for conversion of garden outbuilding to hobbies/games room. Replacement of timber window and door, Kings Croft, 16 High Street.

Council considered these applications and **resolved** to recommend **approval**, thereby enabling necessary repair work to be carried out with no adverse impact on the Listed Building or the surrounding Conservation Area.

In the absence of any further business the meeting closed at 9 pm